



Development Services
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issaquahwa.gov

May 11, 2021

Megan Kim for Ankorm Moisan Architects
AvalonBay Apartments

RE: Pre-Application Review: PRE21-00005 – AvalonBay Apartments

Ms. Kim et al.,

Below are review comments for the AvalonBay Apartment project that were discussed during the meeting on April 22, 2021. This list represents code issues and the review process that has been identified in order for the project to proceed towards the permit application. Please refer to the [Land Use Application Packets](#) webpage for permit application submittal requirements.

ACTION ITEMS REQUIRED WITH THE SUBMITTAL OF PERMITS

1. Fire (Mark Lawrence):

No comments at this time. Please contact Mark Lawrence, Fire Marshal, directly via email at MLawrence@ESF-R.org or 425-313-3322.

2. Building (Crystal Kolke):

No comments at this time, based on document submittal.

3. Community Planning and Development - Engineering (Khao Truong)

- a. A Core Street Roadway section applies along 12th Ave NW; 8' sidewalk and 6' planter strip is required.
- b. A Parkway Roadway section applies along Newport Way NW; 6' sidewalk and 6' planter strip is required.
- c. ADA compliant curb-ramp required with frontage improvements.

4. Public Work Operations (Todd Frazer):

- a. Show the sewer main in between the manholes at the intersection of 12th Ave NW and Newport Way.
- b. The sewer main does not connect at the intersection of 12th Ave NW and Newport, but continues south down 12th Ave NW.
- c. There are two (2) existing commercial water meters and one (1) irrigation meter in this location. Provide information on what will be done with these meters? If they will not be used, cap the corp at the water main and remove the service lines, setters, meter boxes and return the meters to Public Works. If they will be used, upgrade the water meter to current City standards.
- d. The distance between fire hydrants is over the City of Issaquah standard of 300'. Add another fire hydrant to keep the distance under 300' between hydrants.

- e. A new DDCVA will be needed. An isolation valve at the water main for the fire line will also be needed.
- f. Instead of dead ending the water main here (within the back access way, off NW Maple St), please loop the water main. Connecting to the water main on NW Maple could be an option.

5. Community Planning and Development - Storm Water (Stacey Rush):

The following comments are based on a review of page 6 of the plan set.

- a. Compliance with 2014 Ecology Storm Water Management Manual for Western WA and 2017 Issaquah Addendum to the City adopted storm design manual.
- b. Project is within the Central Issaquah Area Alternative Flow Control Standard. Project must provide onsite soil log information to confirm the seasonally saturated soil assumption, following the methods contained in the NW Hydraulic Consultants analysis (see the 2017 Addendum from previous requirements). Use existing impervious surface on site for pre-developed condition (instead of fully forested).
- c. Erosion Control Plan must include a dewatering plan, due to high groundwater on site.
- d. Storm water requirement thresholds are based on the amount of new and replaced impervious surface area for the entire project (including both on and off site). While storm runoff from private and public property must be detained and treated separately, all storm runoff must have flow control and water quality treatment if the overall project meets requirement thresholds.
- e. Basic Enhanced water quality treatment (removal of dissolved metals) is required for all runoff from pollution generating impervious surfaces (PGIS), if 5,000sf or more PGIS, since this project contains multi-family residential units. Phosphorus removal is required for all storm water discharges to surface water (streams and lakes); this project drains to Tibbetts Creek so Phosphorus removal is required. Covered areas of a parking garage must be connected to Sewer (not storm), and do not require WQ treatment.
- f. Project must include Operational and Structural Source Control BMPs per the 2014 Ecology SWMMWW (Volume 4).
- g. A Construction Storm Water General Permit (CSWGP) from WA State Dept. of Ecology is required for projects with land disturbing activities 1 acre or greater.
- h. If project proposes a Deviation from Street Standards, please include the proposal for capture and conveyance of storm runoff (curb & gutter, or other) within the deviation.
- i. Discharge to existing pond is permitted with easements from other parcels, and analysis demonstrating the existing pond has capacity for the proposed redevelopment and provides flow control for the net new impervious surface area.
- j. Storm TIR must include conveyance analysis of existing downstream system to existing pond.
- k. Storm Easements required to convey storm across other parcels.
- l. Regarding the drainage ditch:
 - City peer review required to confirm storm drainage channel is not a stream (since it drains to a wetland and Trib 170, then to Tibbetts Creek).
 - Show the drainage culvert under Newport Way NW that contains the drainage flow from the South into the ditch on-site.
- m. Bioretention Planter design to follow Ecology Stormwater BMP T7.30, from the 2014 Ecology SWMM for W WA.

6. Public Works Operations (John Mortenson)

- a. Connections are required at two points along Newport Way (plan set, pg. 4).
- b. Green Necklace requires a Type I connection here (Newport/12th). This would require a multipurpose trail. As an alternative, Master Mobility Plan (MMP) requires level of traffic stress (LTS) – Level 2 bike facilities in Central Issaquah. To meet the green necklace on Newport and the LTS 2 on both 12th and Newport it is recommended that you propose protected bike lanes next to sidewalk instead of a multipurpose path (plan set, pg. 4).
- c. You need to show BIP. A regional water supply line is located near the site along Newport (plan set, pg. 5).
- d. Green necklace requires multipurpose path. MMP requires LTS, Level 2 bike facility. A separated bike lane next to the sidewalk accomplishes both (plan set, pg. 6).
- e. Parkway standard requires median (plan set, pg. 6).
- f. LTS, Level 2 bike facility required at the intersection of Newport and 12th.

7. Community Planning and Development - Planning (Holly Keeton):

- a. The following are applicable City regulations:
 - 1. Central Issaquah Design and Development Standards (CIDDS)
 - 2. Architecture and Urban Design Manual
 - 3. Issaquah Municipal Code (when the CIDDS is silent)
- b. As part of the application, the project must also address Developer Obligations as identified in the Neighborhood Visions. To review a copy of the Developer Obligations, please refer to Page 27 of the Central Issaquah Plan and additional input provided by city staff on the topic.
- c. The project will be subject to the following impact fees: traffic, parks, fire, police, general government, and bicycle & pedestrian. Impact fees must be paid prior to Building Permit issuance. Please visit the City's website for fee amounts.
- d. Below are the permits that are required for this project, which includes a SEPA review. The Site Development Permit and the SEPA review will be processed concurrently but require separate applications MyBuildingPermit.com. Please see the City's website for submittal requirements.
- e. A critical area study will be needed to address the vegetated area along Newport Way.
- f. If it is found that the vegetated area along Newport Way is a wetland, the existing office building, which appears to be located partially within what may be a critical area buffer, will require removal prior to construction of the apartment or mixed-use building. The new structural footprint will need to apply current wetland buffer and setback standards. Please be aware that the critical area reports will be sent to a third-party peer reviewer, at the applicant's expense.
- g. As noted in comments above, 12th Ave NW is a Core Street while Newport Way is a Parkway; the standards for these street types are outlined within CIDDS 6.4. Full frontage improvements and undergrounding of power will be required in coordination with this project. Also, see CIDDS 11.3 for more information related to undergrounding of power on the site. As mentioned in the meeting, there are not currently city funds available for improvements at this intersection.
- h. A traffic study will be required for this project proposal. The scope required for the traffic study is outlined within the City of Issaquah Street Standards as supplemented by the attached Transportation Impact Analysis (TIA) Guidelines. For additional information or questions, please

contact John Mortenson, Transportation Engineering Manager, at johnm@issaquahwa.gov or 425-837-3427.

- i. The project is proposing to exceed the base floor area ratio (FAR) and building height for the zone, and therefore, the density bonus provisions apply.
 - 1. Affordable housing is a requirement for the density bonus program and an agreement with A Regional Coalition for Housing (ARCH) must be established prior to construction permit issuance.
 - 2. Number of units is based on how the building area exceeding the base building height and/or FAR. This will be evaluated during the land use review.
 - 3. Please see IMC 18.21.020A for additional details.
- j. Any wall without windows, doors, architectural elements or any uninterrupted stretch of wall for at least 35-feet require blank wall treatment.
- k. Per CIDDS 11.3, at least 60% of continuous streetwall must be present at the build-to-line.
- l. Additionally, CIDDS 11.3(A) states that pedestrian facility connection shall be convenient and with generally no further than 250' of separation when a block length exceeds 300'. Notches will not provide compliance with the through block passage requirement. The design will need to be adjusted to demonstrate compliance.
- m. The proposal does not meet the design criteria for through-block passage as outlined within 6.2 CIDDS
- n. Northwest Contemporary style has been selected as the architectural style for the proposed building, which requires the following traits: simple composition with vertical emphasis, street oriented with an engaging ground floor, a limited material palette, durable materials such as brick, metal, wood, and/or concrete, and rhythmic articulation along the street wall.
- o. The plans must show proposed signage location. All signage will require a separate sign permit.
- p. Refer to Chapter 8 of CIDDS for parking and loading standards. Call out proposed loading area on revised plan set.
- q. Electrical vehicle charging stations are now required by the City of Issaquah under Ordinance # 2941, effective April 13, 2021. Provide related details on your revised plan.
- r. Per CIDDS 7.3, residential projects 22 units or more, shall, in addition to Individual or Common Private Community Space, provide at least one on-site amenity, such as a recreation room of 400 or more square feet furnished with recreational facilities, a swimming pool, or other recreational amenities such as playground equipment. Provide a detailed call out on revised plat set of proposed community spaces.
- s. Landscaping and tree retention shall comply with Chapter 10 CIDDS. More information regarding landscaping is needed.
- t. Note that if a wetland is present on the property, tree retention and landscaping requirements will need to address the critical area.
- u. There appear to be some inconsistencies related to tree retention (trees within the potential critical area area marked as "to be removed" on page 8 but not on page 7) on the plan set); please review prior to resubmitting.

Attachments: TIA Guidelines
Recology Solid Waste Handout